

**Exhibit F**

**Demand Letter**

**KURZMAN EISENBERG CORBIN & LEVER, LLP**

ATTORNEYS AT LAW

ONE NORTH BROADWAY  
WHITE PLAINS, NEW YORK 10601

TEL: (914) 285-9800  
FAX: (914) 285-9855

**STEVEN M. GOLDMAN**  
Partner  
SGoldman@kelaw.com  
Direct Phone (914) 993-6052  
Direct Fax (914) 993-6007

July 22, 2014

**Via Federal Express**

Commonwealth Land Title Insurance Company  
140 East 45<sup>th</sup> Street  
New York, New York 10017  
Attn: Ms. Grace Onaga – Vice President

Re: **Purchase Agreement between DAB Group, LLC, as Seller  
and Monty One, LLC, as Purchaser**

Dear Ms. Onaga:

Pursuant to Section 20 of the above referenced Agreement, dated May 9, 2013 (the “Agreement”), we hereby give Notice on behalf of the Purchaser directing the Escrow Agent to return Purchaser’s Deposit in the amount of Four Hundred Sixty-Two Thousand Five Hundred and No/100 Dollars (\$462,500.00) (plus any interest that may have accrued thereon), as set forth in Section 26 of the Agreement. Please return the funds via wire transfer as follows:

Hudson Valley Bank  
60 East 42nd Street, Suite 1836  
New York, New York, 10165  
ABA # 021909300  
IOLA FUND ACCOUNT #1700874301

Kurzman Eisenberg Corbin & Lever LLP  
1 North Broadway, 10th Floor  
White Plains, NY 10601

Should you have any questions concerning this matter, please feel free to contact me at your convenience.

Very truly yours,

KURZMAN EISENBERG CORBIN & LEVER, LLP

  
Steven M. Goldman, Partner

KURZMAN EISENBERG CORBIN & LEVER, LLP

Ms. Grace Onaga  
Commonwealth Land Title Insurance Company  
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cc: D.A.B. Group LLC (*via Federal Express*)  
Rivington Street Realty LLC  
85 West Hawthorne Avenue  
Valley Stream, New York 11580  
Attn: Mr. Ben Zhavian

The Law Firm of Favata & Wallace LLP (*via Federal Express*)  
229 Seventh Street, Suite 300  
Garden City, New York 11530  
Attn: William G. Wallace, Esq.

Monty One, LLC (*via Federal Express*)  
505 Park Avenue, 17<sup>th</sup> Floor  
New York, New York 10022  
Attn: Mr. Roy Stillman - President